

URBAN RENEWAL PLAN

PARK HEIGHTS

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URBAN RENEWAL PLAN

PARK HEIGHTS URBAN RENEWAL AREA

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 304
APRIL 16, 1973

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated February 27, 1975, approved by the Mayor and City Council by Ordinance No. 838, dated March 31, 1975.
- II. Amendment No. 2, dated January 15, 1976 and revised May 6, 1976, approved by the Mayor and City Council by Ordinance No. 113, dated June 30, 1976.
- III. Amendment No. 3, dated February 7, 1977 and revised May 10, 1977, May 23, 1977, and June 20, 1977, approved by the Mayor and City Council by Ordinance No. 372, dated June 28, 1977.
- IV. Amendment No. 4, dated December 3, 1979 and revised April 10, 1980, approved by the Mayor and City Council by Ordinance No. 148, dated September 3, 1980.
- V. Amendment No. 5, dated March 18, 1981, approved by the Mayor and City Council by Ordinance No. 344, dated June 19, 1981.
- VI. Amendment No. 6, dated March 19, 1987 and revised June 5, 1987, approved by the Mayor and City Council by Ordinance No. 1009, dated July 2, 1987.
- VII. Amendment No. 7, dated June 6, 1994, approved by the Mayor and City Council by Ordinance No. 454, dated December 22, 1994.
- VIII. Amendment No. 8, dated October 2, 1995, approved by the Mayor and City Council by Ordinance No. 673, dated December 4, 1995.
- IX. Amendment No. 9, dated June 2, 1997, approved by the Mayor and City Council by Ordinance No. 332, dated June 24, 1998.
- X. Amendment No. 10, dated November 17, 2003, approved by the Mayor and City Council of Baltimore by Ordinance No. 04-676, dated May 10, 2004.

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URBAN RENEWAL PLAN

PARK HEIGHTS

This Urban Renewal Plan has been developed by the Mayor and City Council of Baltimore, a municipal corporation of the State of Maryland, acting by and through the Department of Housing and Community Development (hereinafter called the “LPA”).

A. DESCRIPTION OF URBAN RENEWAL AREA

The Park Heights Urban Renewal Area is located in the City of Baltimore, State of Maryland, and is bounded as shown on the General Land Use Plan Map, Exhibit 1, and is described as follows:

Beginning for the same at the intersection of the west side of Wabash Avenue and the south side of Northern Parkway; thence from said point of beginning and binding on the south side of Northern Parkway northeasterly and easterly to intersect the center line of Greenspring Avenue; thence binding on the center line of Greenspring Avenue southerly, as extended, to intersect the south side of Druid Park Drive; thence binding on the south side of Druid Park Drive southwesterly to intersect Park Circle; thence binding on the perimeter of Park Circle in a clockwise manner to intersect the south side of Druid Park Drive; thence binding on the south side of Druid Park Drive westerly and southwesterly to intersect the east side of Reisterstown Road; thence binding on the east side of Reisterstown Road southeasterly to intersect a point formed by extending the south side of Chowan Avenue in a straight line across Reisterstown Road; thence binding on said line and the south side of Chowan Avenue southwesterly to intersect the west side of the first 15 foot alley; thence binding on the west side of said 15 foot alley northwesterly to intersect the south side of Wahaton Avenue; thence binding on the south side of Wahaton Avenue southwesterly to intersect the east side of Towanda Avenue; thence binding on the east side of Towanda Avenue southeasterly to intersect a point formed by extending the rear property line of Lot 4, Block 3257, Section 30, Ward 15, known as 2901 Druid Park Drive in a straight line across Towanda Avenue; thence binding on said line and the rear property line of said 2901 Druid Park Drive southwesterly to intersect the western property line of said 2901 Druid Park Drive; thence binding on said western property line northwesterly to intersect the south side of Druid Park Drive; thence binding on the south side of Druid Park Drive westerly and southwesterly to intersect the northeast side of Liberty Heights Avenue; thence binding on the northeast side of Liberty Heights Avenue northwesterly to intersect the southeast side of the right-of-way of the Western Maryland Railway; thence binding on the southeast side of the said right-of-way northeasterly and northerly to intersect the southwest side of Sequoia Avenue; thence binding on the southwest side of Sequoia Avenue northwesterly to intersect the Western Maryland Railroad right-of-way; thence continuing across the said right-of-way and binding on the southwest side of Sequoia Avenue to intersect the west side of Wabash Avenue; thence binding on the west side of Wabash Avenue northerly and northwesterly to the point of beginning.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

The basic goal of the LPA for this Urban Renewal (UR) Area is to work closely with its occupants in the development of a staged program for rehabilitation and redevelopment as herein provided for the area, in conformance with the desires of the residents of the neighborhood and the community-at-large. The renewal activities will be undertaken to conform with and meet the following objectives:

1. **Housing Objectives** – To provide standard housing for all families presently residing in the UR area and to encourage home ownership for these families through the use of all applicable federal, state or local programs. Rehabilitation of the maximum number of housing units will be fostered and encouraged, where such treatment is feasible. Clearance treatment will be minimized; where clearance is necessary, it will be coordinated with the availability of standard housing to be used for relocation resources. A majority of the housing units provided in the UR area shall be standard housing units for low- and moderate-income families or individuals. The units in the UR area which are for low-income families or individuals shall constitute at least 20 per centum of the units in the UR area.
2. **Social Objectives** – To maximize the effectiveness of the physical improvements made to the UR area as a result of the UR Plan by conducting a thorough analysis of the human resources and deficiencies within the community in the areas of education, health, crime, jobs and related areas. To develop resident and citizen-at-large awareness of community resources available by continuing to enlarge community participation in the planning process. To provide facilities for the location of a full range of social services to the community.
3. **Environmental Objectives** – To develop a sound residential neighborhood for people of similar income and characteristics as those now living there. To provide for a compatible relationship between the Park Heights UR Area and Coldspring New Town along its eastern border in order that each will be an asset to the other. To eliminate where possible blighting influences including dilapidated structures, vacant lots, excessive producers of noise and air pollution, and other structures and physical elements which are visually blighting. To increase the availability of open space and to beautify public spaces. To protect against future blighting influences and to insure that new community facilities, including the proposed rail rapid transit line and stations, will be designed and located to provide the best service and the least environmental harm to the community.
4. **Economic Objectives** – To increase economic stability by improving and developing job generating uses and facilities. To provide for the location of a full range of convenience, retail goods and service establishments to serve the community. To stabilize and reverse the decline of shopping districts. To achieve for shopping districts a comprehensive rehabilitation program to be created and implemented with the cooperation of merchants, property owners, and the City. To regulate commercial signs and to establish rehabilitation standards for commercial properties. To attract the resources of private enterprise to the community. To protect the economic stability of property values in the community.

5. Recreation Objectives – To provide, to the extent feasible, a full range of recreational facilities including recreation center, playfields, parks, playgrounds, and passive recreation areas; to locate such facilities as conveniently as possible to the residents.

C. GENERAL LAND USE PLAN

1. General Land Use Plan Map – Predominant land uses and major circulation routes are shown on the General Land Use Plan Map, Exhibit 1. Hospital use as shown on Exhibit I shall incorporate and include the provisions of Ordinance No. 352, approved June 22, 1994 and any amendments thereto. The Commissioner is hereby authorized to amend the General Land Use Plan Map, Exhibit 1, by changing the zoning designation of 5430 Park Heights Avenue from an R-6 Zoning District to the B-3-2 Zoning District.

2. Permitted Uses

- a. Moderate Intensity Residential, Office-Residential, Commercial and Industrial

In the areas designated on the General Land Use Plan Map as Moderate Intensity Residential, Office-Residential, Commercial and Industrial, uses shall be limited to those permitted by the Zoning Ordinance of Baltimore City (Article 30 of the Baltimore City Code, 1976 Edition, as amended), for the zoning districts in which the uses are located, unless otherwise restricted by the provisions of this Plan.

- (1) The uses in the Pimlico Business Area within the B-2 zoning district shall be limited to those permitted by the Zoning Ordinance of Baltimore City, except that general advertising signs, skating rinks, churches, temples and synagogues, liquor and package goods stores, taverns, clubs and lodges, pawn shops, pool halls and billiard parlors, garages, other than accessory, for storage, repair and servicing of motor vehicles, and undertaking establishments and funeral homes will not be permitted.
 - (2) The uses in the Pimlico Business Area within the B-3 zoning district shall be those permitted by the Zoning Ordinance of Baltimore City, except that all uses prohibited in the in the B-2 zoning district of the Pimlico Business Area, as stated in Section C.2.A.(1) of this Plan, are prohibited. In addition, the following uses shall be prohibited in the B-3 zoning district of the Pimlico Business Area: auto accessory stores - including repair and installation services, auto glass and mirror shops, auto painting shops, auto seat cover shops, battery and tire sales and service, boat sales, rental and repair, cartage and express facilities, contractor and construction shops and yards, garages and lots for buses and transit vehicles, highway maintenance shops and yards, mobile home sales, model slot car racing centers, palmists, tattoo parlors, trailer sales and rentals, accessory or non-accessory microwave antennas, welding equipment and supplies, sales and service, and amusement parks and permanent carnivals.

Minimum lot area, maximum lot coverage, building height, and floor area ration shall be as permitted by the said Zoning Ordinance. In addition, certain existing uses will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth below.

and
service
refuse
parking

- b. Public – In the area designated on the General Land Use Plan as Public, uses shall be limited to parks, playgrounds, plazas, and malls for active and passive recreation; public schools related facilities; recreation and cultural centers; outdoor recreational facilities; multi-centers; public offices; libraries; fire houses; police stations; hospitals; post offices; transfer stations; off-street parking facilities; other public facilities; and landscaping, and loading facilities related to above uses.
- c. Non-Conforming – A non-conforming uses is any lawfully existing use of a building or other structure, or of land, which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1976 Edition, as amended), titled “Zoning.” Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled “Non-Conformance.”
- d. Non-Complying – A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled “Zoning,” is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use – when such term is used herein – is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be re-established;
- (2) no change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan; and
- (3) no non-complying land use shall be changed to any other non-complying land use.

3. Planning Criteria and Standards

- a. Type, Intensity and Location of Accessory and Supporting Uses – Accessory and supporting uses shall be limited to those permitted by the Baltimore City Zoning Ordinance for the zoning districts in which the uses are permitted. The location of supporting uses will be such that there will not be conflicts with adjacent uses and that they will adequately serve residents of the renewal areas.

the

b. Type, Location, and Other Characteristics of the Internal Circulation System

- (1) Types of streets: (a) Local Street; (b) Collector Street; (c) Secondary Arterial; and (d) Primary Arterial
- (2) Location of Streets – The location of Secondary and Primary Arterials is shown on the General Land Use Plan Map.
- (3) Characteristics and General Standards for Streets
 - (a) Local Street – Will provide access to individual properties only and are not intended to permit through-traffic movement. Their design will, therefore, discourage through-traffic and excessive speeds.
 - (b) Collector Streets – Collects traffic from neighborhoods and distributes it to primary or secondary arterials. Continuity in those streets is required only to the extent necessary to connect adjacent neighborhoods or to receive traffic from streets to channel it to the arterial system.
 - (c) Secondary arterial street – Carries moderate volumes of traffic between secondary traffic generators including major residential subdivisions. Such streets may have somewhat less continuity than the primary arterials to which they connect. Access to abutting properties is permitted.
 - (d) Primary arterial street – Carries high and moderate volumes of traffic between major traffic generators over relatively long distances. Provides connections to freeway system and to secondary arterials. Access to abutting properties is allowed but should be controlled.

local

c. Parking and Landscape Design Requirements for Commercial and Industrial Development

- (1) Parking Design Requirements – Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas shall be screened from adjacent streets, except where such screening would inhibit the use of the area for parking and/or loading, by dense screen planting and/or masonry screening walls.

Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement which services the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic.

- (2) Landscape Design Requirements – A coordinated landscape program shall be developed covering the entire area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement.

Landscaping shall include trees, shrubbery and plantings in combination with paving and surface treatment.

related

- d. Need, Type, Location, and Other Characteristics of Public Improvements and Facilities Not Identified on the Land Use Plan Map

The Department of Education proposes to renovate School 234 (Arlington Elementary) on W. Rogers Avenue and to relocate Trainable School #312 now at 2706 Shirley Avenue to a new facility south of Park Circle.

The Department of Recreation and Parks proposes to construct a new recreation center in the vicinity of Springhill Elementary School, and another new recreation center in conjunction with the renovation of Arlington Elementary School.

Cold Spring Lane between Park Heights Avenue and Wabash Avenue will probably be widened to relieve existing congestion and accommodate future traffic due to the rapid transit station development. Properties and portions of properties to be acquired for the street widening are listed in Appendix A. Appendix A also lists limits of construction easements for each property required for the street widening construction. A southerly extension of Wabash Avenue is a possibility. If constructed, vehicular traffic around the Park Heights area will be improved. The location of the extension has not been determined.

Two rapid transit station stops are located in Park Heights at W. Cold Spring Lane at Wabash Avenue and Rogers Avenue near the Western Maryland Railway. The stations are part of the network to provide rapid rail transportation for Park Heights and adjacent communities to and from downtown Baltimore and the northern suburban areas.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

Properties (including parts thereof or interests therein) to be acquired for clearance, redevelopment, and/or rehabilitation are identified on Exhibit 2, Property Acquisition Map. Clearance is necessary when the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation. Properties will be acquired and/or cleared for one or more of the following reasons:

- a. Remove blighting influences – Properties which by either their physical condition or their use create a blighting influence on the surrounding area.
- b. Provide land for public improvements and/or supporting facilities – Properties which are so located as to interfere with the installation of public improvements or supporting facilities required to meet the objectives of this Urban Renewal Plan.
- c. Provide land for redevelopment and other Plan objectives – Properties which prohibit land assembly to meet the objectives of this Urban Renewal Plan and are considered an impediment to land disposition.

2. Rehabilitation

- a. Property Rehabilitation Standards – Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Over and above these codes and ordinances, the following standards shall also apply:
 - (1) General Rehabilitation Standards – Cleaning of masonry façades by means of sand-blasting shall not be permitted.
 - (2) Pimlico Business Area Rehabilitation Standards – All non-residential properties within the area designated as the “Pimlico Business Area” shall be subject to the exterior rehabilitation standards set forth in Appendix B, Section 2. The “Pimlico Business Area” generally includes both sides of the 4900 through 5500 blocks of Park Heights Avenue (except 4901 Park Heights Avenue), the odd side of the 3100 and 3200 blocks of W. Belvedere Avenue and 3202 W. Belvedere Avenue, 3602, 3602A, 3602B, 3602C, 3602D, 3603, 3605, 3607, 3609 West Rogers Avenue, both sides of the 3100 and 3200 blocks of Spaulding Avenue, as well as the property at the rear of 4912-4928 Palmer Avenue, the rear portion of 5010-5018 Palmer Avenue and the property at the rear of 4943 Denmore Avenue. Addresses of specific properties comprising the “Pimlico Business Area” are listed in Appendix B, Section 1.
- b. Conditions Under Which Properties Will Be Acquired for Rehabilitation by the Department of Housing and Community Development or Others:
 - (1) Non-salvable or non-compliance with provisions

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to properties in the Park Heights area not specifically designated for acquisition on the Property Acquisition Map, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the Project. This may include:

 - (a) Any property in the Park Heights area containing a non-salvable structure, i.e. a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.
 - (b) Any property, the owner of which is unable or unwilling to comply or conform to the property rehabilitation standards set forth in the Urban Renewal Plan within 12 months from the date of written notice of the required improvements. The Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the property rehabilitation standards, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

- (2) Designated or undesignated properties for acquisition for rehabilitation by the Department of Housing and Community Development.

(a) In areas designated for acquisition on the Property Acquisition Map, properties will be acquired by the Department of Housing and Community Development to achieve the objectives of the Urban Renewal Plan. Also, in such of the remaining properties not designated for acquisition on the Property Acquisition Map, and in addition to those properties enumerated in Section D.2.b.(1) above, it may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest, in order to carry out rehabilitation by the Department of Housing and Community Development.

- (b) These properties are being acquired because:

- i. It is necessary to make residential structures available for use of low or moderate-income families; or
- ii. Rehabilitation on a structure-by-structure basis is infeasible, or assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- iii. Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

- c. Actions to be followed by the Department of Housing and Community Development Upon Acquisition of Properties for Rehabilitation

- (1) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this Plan and dispose of property in accordance with applicable regulations. If sale cannot be accomplished, units shall be rented pending continuing sale efforts; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this Plan; or
- (3) Demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with this Plan.

3. New Construction, Exterior Rehabilitation, Change in Use

All plans for new construction (including parking lots), exterior rehabilitation, or change in use of any property shall be submitted to the Department of Housing and Community Development for review. Only upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to, and not in lieu of, all other applicable laws and ordinances relating to new construction.

4. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the Urban Renewal Plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

E. LAND DISPOSITION SUPPLEMENT

Over and above the codes and ordinances of Baltimore City, the following regulations, controls, and restrictions will be implemented where applicable by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto. Such regulations, controls, and restrictions are for the benefit of the City of Baltimore and shall be enforced solely by the City of Baltimore, except as noted in 3.a. below.

1. Standards and Controls on Land to be Disposed of

a. General Provisions

- (1) Construction over easements – No building, structure, or parking area shall be constructed over an easement without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- (2) Landscape treatment – All land not covered by structures; paved parking, loading, or related service areas; paved areas for pedestrian circulation; or decorative surface treatments shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, or flowers. The kind of landscape treatment shall be determined

by the nature of the development, the impact of the development on the surrounding area, and shall serve to improve the utility of the site, soften and relieve the effects of structure and pavement and provide a visual harmony. All screening and landscaping shall be maintained in good condition.

- (3) Off-Street Parking Requirements – Off-street parking requirements are as established in the Zoning Ordinance of Baltimore City or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception.
- (4) Sign Standards – Standards for signs, unless otherwise limited by the provisions of this Plan, shall be set forth by the Baltimore City Zoning Ordinance. These standards regulate the size, type, placement, permanence and non-conformance of signs.

b. Public Development: Disposition Lots 1-4, 6, 7, 7A, 10R, 11R, 12, 14, 15, 16, 20, 22, 24, 25, 28, 44, and 63

(1) Disposition Lots 1-4, 7, 7A, 14, 16, 28, and 63

- (a) These lots shall be developed for active or passive recreation. No off-street loading spaces and no setbacks shall be required.
- (b) Only play equipment, benches, waste baskets, water fountains and other facilities necessary or appropriate for park and playground use shall be permitted.

(2) Disposition Lot 6 – This lot shall be developed for active and passive recreation or residential off-street parking or both. The design of this lot shall complement and extend the design qualities of the adjacent Lot 1.

(3) Disposition Lots 10R and 11R – These lots are to be rehabilitated for a street academy which will be a small school to educate school dropouts.

(4) Disposition Lot 12 – This lot shall be properly landscaped to enhance the attractiveness and safety of the adjacent area and to protect the steep slope areas. Passive use of the site may be developed where the slope of the land permits.

(5) Disposition Lot 15 – This lot shall be developed as a public plaza. Benches, waste baskets, lighting, water fountains, plantings, wall murals, and other uses appropriate to a public plaza shall be permitted.

(6) Disposition Lot 20 – This lot shall be for active or passive recreation and shall be designed to enhance the attractiveness and utility of the adjacent Delaware Avenue Park into which it will be incorporated.

(7) Disposition Lot 22 – This lot shall be made available to the residents of the immediate area for use by the residents as an adopt-a-lot. No use of the lot shall be permitted which would be incompatible with the residential use of the area.

- (8) Disposition Lots 24 and 44 – These lots shall be developed for off-street parking. Where appropriate, landscaping shall be used. The parking lots shall be properly screened.
- (9) Disposition Lot 25 – This lot shall serve as a landscaped entryway to the community. A community identification sign is permitted.
- (10) Disposition Lot 37 – This lot shall be developed to provide open space and off-street parking for the Lower Park Heights Multi-Purpose Center and other nearby public facilities. Parking areas shall be adequately screened and lighted.
- (11) Disposition Lot 63 – This lot shall be developed for active and passive recreation for the residents of the Pimlico Good Neighbors community. It shall be designed for community social and cultural events.

c. Residential Development: Disposition Lots 5R, 13R, 26, 30, 31, 36, 49 through 52, 56 through 59, 59P, 60 through 62, 64 through 66, and 68

- (1) Disposition Lot 5R – This lot shall be developed for residential uses. Rehabilitation shall be the predominant renewal technique. Some clearance may be necessary. It is the objective of this Plan to reduce density on this lot; maximize owner occupancy; provide amenities appropriate to residential use, as for example, off-street interior open space.
- (2) Disposition Lot 13R – This lot shall be developed predominantly for residential use. Rehabilitation shall be the predominant renewal technique. Some clearance may be necessary. Permitted uses of this lot shall be residential and neighborhood retail establishments as defined in the B-1 Neighborhood Business District of the Zoning Ordinance of Baltimore City, except that existing retail uses may be permitted to remain. All commercial development should it occur shall be situated in contiguous and adjacent properties.
- (3) Disposition Lot 26 – The use of this lot shall be limited to open space, passive recreation, landscaping, or signs for identification purposes of the adjacent residential development only.
- (4) Disposition Lot 36 – The use of this lot shall be limited to off-street parking and landscaping.
- (5) Disposition Lots 30, 31, 49-52, 64, and 65 – These lots are all to be developed for residential use in the Woodland-Virginia-Dupont area. Some clearance will be required prior to new construction. New construction shall be designed to be compatible with the character and scale of the neighborhood.

- (6) Disposition Lot 56 – School 52 Annex site, this will be redeveloped for institutional, recreational, and/or cultural uses compatible with the community.
 - (7) Disposition Lot 57 – School 52 site, this will be redeveloped for residential, institutional, or recreational uses compatible with the adjacent neighborhood.
 - (8) Disposition Lot 58 – This lot will be redeveloped for residential use primarily through rehabilitation though clearance may be necessary.
 - (9) Disposition Lot 59 – This lot is the site of the School 59 building. This old school is now closed and provides the community with the opportunity for redevelopment through rehabilitation. The building is available for housing, institutional, or recreational development compatible with the surrounding neighborhood.
 - (10) Disposition Lot 59P – This lot will be available for off-street parking, landscaping or accessory uses required to redevelop nearby Lot 59. Some clearance will be required.
 - (11) Disposition Lots 60-62 and 68 – These lots are now vacant and will be available for new infill housing.
 - (12) Disposition Lot 66 – This lot shall be developed for residential use and the primary activity will be rehabilitation though some clearance may be necessary.
- d. Commercial Development: Disposition Lots 8R, 17, 18, 21, 21A, 21B, 23, 27, 29, 32, 34, 35, 38, 46, 67, and 70
- (1) General Provisions
 - (a) Unless otherwise excepted, permitted uses shall be those permitted in the zoning district in which the use is located as defined by the Baltimore City Zoning Ordinance.
 - (b) Yard requirements, minimum lot area, and floor area ratio shall be as set forth in the Baltimore City Zoning Ordinance for the district in which the lot is situated.
 - (c) Outdoor storage areas and loading areas shall be appropriately screened from all adjacent residential areas. Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet high, solid fences, trees and shrubs planted at appropriate intervals or a combination of these.
 - (d) Landscaping, loading facilities, and parking facilities related to commercial uses are also permitted. No use shall be permitted which is noxious or offensive by reason of emission of odor, dust, smoke, gas fumes, vibrations or noise.

- (2) Disposition Lots 17, 18, 21, 27, 32, 34, and 35
 - (a) Permitted uses shall be limited to those uses permitted in the B-1 and B-2 zoning districts. The following uses are not permitted: automobile accessory stores (including related repairs and installation services); automobile service stations; dwellings; garages for storage, repair and servicing of motor vehicles; liquor stores (package goods); massage salons; religious institutions; taverns; undertaking establishments and funeral parlors.
 - (b) Access to Lots 17, 18, 32, and 34 will be at the locations recommended jointly by the Department of Transit and Traffic, Public Works, Planning, and Housing and Community Development as a result of a coordinated site plan review process. Such locations may be subject to modification as traffic conditions in the area change due to the widening of Coldspring Lane and intersection improvements at Reisterstown Road.
- (3) Disposition Lots 21A and 21B
 - (a) Permitted uses shall be limited to open off-street parking and loading as a use accessory to the use on Disposition Lot 21. Outdoor storage of materials, goods, and refuse shall not be permitted.
 - (b) The lots shall be adequately screened and lighted to protect the health, safety, and privacy of the residents of the adjacent properties. Design and maintenance of the parking area shall be not less than the standards provided in the Baltimore City Zoning Ordinance on Off-street Parking regulations. On the side of the lots facing Palmer Avenue, a landscaped buffer zone of at least three feet deep from the property line is recommended.
- (4) Disposition Lot 23
 - (a) Permitted uses shall be limited to off-street parking.
 - (b) Development shall conform to the requirements of the Business Planned Development (Chapter 12 of Article 30 of the Baltimore City Code, 1976 Edition, as amended) within the boundaries of which this lot lies. Landscaping, screening, access, and other design elements shall conform to the overall approved landscape plan that is required by said Chapter 12.
- (5) Disposition Lot 29 – Permitted uses shall be limited to those uses permitted in the B-1, B-2, and B-3 zoning districts. The following uses are not permitted: dwelling, liquor stores (package goods), massage salons, religious institutions, and taverns.

- e. Industrial Development: Disposition Lots 39, 40, 41, 41A, 42, 43, 45, 47, 48, and 55
 - (1) General Provisions
 - (a) Unless otherwise excepted, permitted uses shall be those permitted in the zoning district in which the use is located as defined by the Baltimore City Zoning Ordinance.
 - (b) Yard requirements, minimum lot area, and floor area ratio shall be as set forth in the Baltimore City Zoning Ordinance for the district in which the lot is situated.
 - (c) Outdoor loading areas and parking areas shall be screened from view from all residential uses. Screening shall include grassed, landscaped earth berms, solid or perforated masonry walls, solid wood fences, densely planted evergreen trees, a mixture of evergreen and deciduous trees and shrubs planted at appropriate intervals, or any combination of these.
 - (2) Disposition Lot 48 – On the side of the lot opposite Sequoia Avenue, a landscape buffer zone of at least 10 feet deep from the property line shall be provided.
- 2. Circulation – Except for right-of-way proposals regarding the Park Circle Employment Center, all streets surrounding land to be disposed of are fixed as shown on the General Land Use Plan Map and not subject to future modifications. These streets adequately serve the proposed uses of each disposition lot.
- 3. Redevelopers' Obligations
 - a. The Redeveloper will not enter into, execute, or be a part of any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument, which restricts the sale, lease, use or occupancy of the Property, or any part thereof, or any improvements placed thereon, upon the basis of natural origin, race, religion, sex, or color. Such agreement or covenant providing for this nondiscrimination provision shall remain in effect without limitation as to time; and the United States shall be deemed a beneficiary of the agreement or covenant providing for this nondiscrimination provision and shall be entitled to enforce it. The Redeveloper will comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
 - b. The Redeveloper shall devote the land to those uses specified in the Plan and to no other uses.
 - c. The Redeveloper shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Plan and the disposition instruments, and he shall further agree not to sell, lease, or otherwise transfer the interest he acquires or any part thereof without the prior written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the Redeveloper has completed the improvements, construction, and development in the area.

- d. The Redeveloper shall begin and complete the development of land for the uses required in the Plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.
4. Provision of Housing for Low and/or Moderate Income Families – On land to be disposed of for residential purposes, a predominant amount of all dwelling units permitted by the Urban Renewal Plan shall be for low and/or moderate income families. The Department of Housing and Community Development, under procedures developed by it, will insure that this housing is made available at a sales price or rental that low and moderate income persons and families can afford. The Department of Housing and Community Development, in overseeing the development of this housing, shall encourage the developers to utilize all applicable Federal programs for assisting in its construction.
5. Provisions for Review of Redeveloper's Plans
 - a. Department of Housing and Community Development Review – The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the project area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.
 - b. Design Objectives – Approval of plans for development shall be based, also upon an evaluation of the degree to which they meet the following basic design objectives and any detailed standards that may, at a later time, be derived from them. The basic design objective is to create an environment conducive to an improved neighborhood with better living conditions.
 - (1) Residential design objectives

All residential units shall be designed so as to provide a reasonable degree of protection from visual intrusion and noise between one unit and another and between each unit and its immediate environment. Such protection should be achieved while maintaining an acceptable standard of internal lighting and ventilation wherever possible.

All residential units shall be provided with access to an area for storage of garbage. This area should be suitable for such use and appropriately located in relation to surrounding uses. Access shall be reasonably direct and entirely within the boundaries of a single site. The storage area shall be large enough to contain the garbage can and a reasonable amount of additional space for bulky items and spillage. Storage areas in new construction and multiple dwelling units should be permanently screened from general view.

All residential sites shall be developed in toto for uses permitted in this Plan, and any division of space for separate functions should be shown on the development plans. This refers not only to space within the dwelling unit, but also to open areas of the site. Such outdoor functions should be indicated on the plans (for example, access path, storage area, drying yard, play lot, garden) together with proposals for effective site modification (for example, paving, screening, planting, terracing). Functional areas should be suitable for the uses proposed on the basis of location, site development, access, size, visibility and relationship to adjoining uses.

(2) Building design objectives

Each building unit, whether existing or proposed, shall be an integral element of the overall site design and shall reflect and complement the character of the surrounding area.

Non-residential buildings shall be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building facades shall be complementary to those adjacent in terms of amenity and appearance.

(3) Parking design objectives

Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas shall be screened from adjacent streets by dense screen planting and/or masonry screening walls.

Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement which services the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic.

(4) Loading design objectives

Loading space shall be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

(5) Street, pedestrian walkways and open space objectives

Developers shall provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian walkways and open spaces including street furniture and signs, shall be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

(6) Landscape design objectives

A coordinated landscape program shall be developed covering the entire area to incorporate the landscape treatment for open space, streets, and parking areas into a coherent and integrated arrangement. Landscaping shall include trees, shrubbery, and plantings in combination with related paving and surface treatment.

The LPA will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building and landscape design.

- c. Community Review – The Department of Housing and Community Development shall submit to the Park Heights Community Corporation or its successor, for its review and comment the Preliminary Plans and the proposed Final Construction Plans for each Disposition Lot designated in the Plan. The written comments and recommendations from this review shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Park Heights Community Corporation; otherwise, it is presumed the Plans are acceptable. The Commissioner of the Department of Housing and Community Development retains the final authority to approve or disapprove all plans.
- 6. Duration of Provisions and Requirements – The Park Heights Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by the Mayor and City Council of Baltimore.
- 7. Provision of Relocation – The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of the Plan, standard housing with the displacees' financial means shall be provided.
- 8. Priorities
 - a. Selection of Developers – The Department of Housing and Community Development shall submit to the Park Heights Community Corporation, or its successor, for its review and comment the form and content of all proposals to redevelop land to be disposed of. The Park Heights Community Corporation, or its successor, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and priority of all proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals have been submitted to the Park Heights Community Corporation, or its successor; otherwise, it is

presumed that the proposals are acceptable. The Commissioner of the Department of Housing and Community Development, however, retains the final authority with respect to granting or withholding development priorities and shall dispose of redevelopment land through procedures established by the Department based upon Federal guidelines.

- b. Displaced Businesses – Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial and industrial redevelopment proposals.
- c. Displaced Residents – Residents located within the Project Area, as of the date of approval of this Plan, if displaced through the requirements of the Plan, shall be given a priority by Department of Housing and Community Development under procedures developed by it in renting or purchasing such residential living space as will become available within the Project Area.

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

The following information is required by Ordinance No. 152 of the Mayor and City Council of Baltimore, approved June 28, 1968.

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the provision of this Plan.
- b. The parcels shown on the Land Disposition Map, Exhibit 3, as available for disposition, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on the Land Disposition Map, may be subdivided or combined.

2. Zoning – All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Park Heights UR Area. In order to implement the Urban Renewal Plan, certain district changes, as designated on the Zoning Districts Map, Exhibit 4, will be required. These changes will require amendment to the Zoning Ordinance which will be initiated during the execution of the Plan.

3. Reasons for the Various Provisions of this Plan

- a. Existing land use within the project is predominately residential. These residential areas lack certain community facilities. Supplying needed community facilities will strengthen residential stability of the area.

- b. Areas for acquisition and clearance are proposed in order to remove blighting influences.
- c. Open space and recreational facilities within the project have been shown to be deficient. The Plan proposes increases in public park/playground land.
- d. Home ownership has been declining rapidly and there has been a highly visible decline in the appearance of the area. Acquisition and rehabilitation of residential structures will be used to restore home ownership and the attractiveness of the community.
- e. A vital and fully representative body of community representatives is absolutely essential for the success of the plan. Funding this body will enable the community to help itself and multiply the impact of the City's efforts.
- f. A deficiency of adequate social programs has been proven. Providing for residents' social needs is the most serious and difficult problem in Park Heights. Expanded or new social programs are necessary if the overall plan is to be successful.
- g. Physical improvement and commercial revitalization throughout the Pimlico Business Area is desired. Exterior rehabilitation standards are designed to upgrade store façades and strengthen the attractiveness of this community shopping area. An off-street parking facility will also serve and strengthen the Pimlico Business Area.

G. PROCEDURES FOR CHANGES IN APPROVED PLAN

1. The Department of Housing and Community Development shall submit to the Park Heights Community Corporation, or its successor, for its review and comment, all proposed amendments to the Urban Renewal Plan no later than the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations shall be transmitted to the Department of Housing and Community Development no later than three (3) weeks after they have been submitted to the Park Heights Community Corporation, or its successor; otherwise, it is presumed the changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held and the Park Heights Community Corporation, or its successor, shall receive at least ten (10) days prior to such hearing, written notice of the time and place of such hearing.
2. The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance approving substantial plan changes a public hearing be held, and providing further that with respect to any land in the area previously disposed of by the Department of Housing and Community Development project the then receive and owner of such land, whose interests therein are materially affected by such changes, shall at least ten days prior to such hearing written notice of the time and place of such hearing information as to where a copy of the proposed amendments may be inspected.

H. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

I. PENALTY FOR NONCOMPLIANCE

Any person violating any provision of this Plan shall be subject to a fine not exceeding \$500, and each day's violation shall constitute a separate offense. This Plan may also be enforced by injunction.

APPENDIX A

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR COLD SPRING LANE RIGHT-OF-WAY

Parts of the following properties, designated as Disposition Lots E, F, G, H, J, K, L, M, and N on Exhibit 3, are to be acquired for widening Cold Spring Lane between Wabash Avenue and Park Heights Avenue. Acquisition for right-of-way and the necessary slopes and construction easements required for each property are listed below.

<u>Street Address</u>	<u>Approximate Acquisition</u>	<u>Approximate Easement</u>	<u>Disposition Lot</u>
2703 W. Cold Spring Lane	front 24 feet	3 feet	K
2801 W. Cold Spring Lane	front 23 feet	3 feet	G
2803 W. Cold Spring Lane	front 21 feet	3 feet	G
2805 W. Cold Spring Lane	front 18 feet	3 feet	G
2807 W. Cold Spring Lane	front 16 feet	3 feet	G
2809 W. Cold Spring Lane	front 15 feet	3 feet	G
2811 W. Cold Spring Lane	front 13 feet	4 feet	G
2813 W. Cold Spring Lane	front 13 feet	3 feet	G
2815 W. Cold Spring Lane	front 13 feet	3 feet	G
2817 W. Cold Spring Lane	front 13 feet	3 feet	G
2819 W. Cold Spring Lane	front 13 feet	3 feet	G
2821 W. Cold Spring Lane	front 13 feet	3 feet	G
2823 W. Cold Spring Lane	front 13 feet	3 feet	G
2827 W. Cold Spring Lane	front 13 feet	5 feet	G
2829 W. Cold Spring Lane	front 13 feet	7 feet	H
2831 W. Cold Spring Lane	front 13 feet	7 feet	H
2833 W. Cold Spring Lane	front 13 feet	9 feet	H
2835 W. Cold Spring Lane	front 13 feet	9 feet	H
2837 W. Cold Spring Lane	front 13 feet	9 feet	H
2839 W. Cold Spring Lane	front 13 feet	11 feet	H
2841 W. Cold Spring Lane	front 13 feet	11 feet	H
2843 W. Cold Spring Lane	front 13 feet	11 feet	H
2845 W. Cold Spring Lane	front 13 feet	11 feet	H
2847 W. Cold Spring Lane	front 13 feet	11 feet	H
2849 W. Cold Spring Lane	front 13 feet	11 feet	H
2851 W. Cold Spring Lane	front 13 feet	11 feet	H
2853 W. Cold Spring Lane	front 13 feet	11 feet	H
2855 W. Cold Spring Lane	front 13 feet	11 feet	H
2857 W. Cold Spring Lane	front 13 feet	11 feet	H
2859 W. Cold Spring Lane	front 13 feet	11 feet	H
2861 W. Cold Spring Lane	front 13 feet	11 feet	H
2863 W. Cold Spring Lane	front 13 feet	11 feet	H

2911 W. Cold Spring Lane	front 13 feet	6 feet	H
2913 W. Cold Spring Lane	front 13 feet	3 feet	H
2915 W. Cold Spring Lane	front 13 feet	3 feet	H
2917 W. Cold Spring Lane	front 13 feet	3 feet	H
3003 W. Cold Spring Lane	front 13 feet	3 feet	H
3005 W. Cold Spring Lane	front 13 feet	3 feet	H
3025 W. Cold Spring Lane	front 12 feet	5 feet	H
3100 W. Cold Spring Lane	front 10 feet	3 feet	N
3102-3200 W. Cold Spring Lane	front 10 feet	3 feet	N
3105 W. Cold Spring Lane	front 10 feet	3 feet	M
3100 block W. Cold Spring Lane	(odd side)		
Lot 1A, Block 3100-A	front 10 feet	3 feet	M
Lot ¾A, Block 3100-A	front 10 feet	3 feet	M
4380-90 Park Heights Avenue	front 24 feet*	4 feet	K
4401 Park Heights Avenue	front 8 feet*	none	J
4338 Reisterstown Road	front 23 feet*	3 feet	E
4355 Reisterstown Road	front 24 feet*	3 feet	F
4400 E. Wabash Avenue	front 13 feet*	3 feet	L

* from the Cold Spring Lane side of the property

APPENDIX B

PIMLICO BUSINESS AREA: PROPERTIES AND EXTERIOR REHABILITATION STANDARDS

VII SECTION 1 – PROPERTIES WITHIN THE PIMLICO BUSINESS AREA

The following properties constitute the Pimlico Business Area:

W. BELVEDERE AVENUE

3101 W. Belvedere Avenue
3109 W. Belvedere Avenue
3111 W. Belvedere Avenue
3113 W. Belvedere Avenue
3115 W. Belvedere Avenue
3117 W. Belvedere Avenue
3119 W. Belvedere Avenue
3121 W. Belvedere Avenue
3123 W. Belvedere Avenue
3125 W. Belvedere Avenue

3202 W. Belvedere Avenue
3207 W. Belvedere Avenue
3209 W. Belvedere Avenue
3211 W. Belvedere Avenue

DENMORE AVENUE

rear of 4943 Denmore Avenue (Lot 67, Block 4605, Section 20, Ward 27)

PALMER AVENUE

rear of 4912-4928 Palmer Avenue (Lot 24, Block 4612, Section 19, Ward 27)

rear of 5010-5018 Palmer Avenue (Disposition Lot 21B)

PARK HEIGHTS AVENUE

4900-4902 Park Heights Avenue
4910 Park Heights Avenue
4913 Park Heights Avenue
4915 Park Heights Avenue
4917 Park Heights Avenue
4919 Park Heights Avenue
4921-25 Park Heights Avenue (Disposition Lot 27)

PARK HEIGHTS AVENUE (cont.)

5000-06	Park Heights Avenue	
5001-03	Park Heights Avenue	
5005-21	Park Heights Avenue	(Disposition Lots 21 and 21A)
5010	Park Heights Avenue	
5020	Park Heights Avenue	
5100-06	Park Heights Avenue	
5101-07	Park Heights Avenue	
5108	Park Heights Avenue	
5109-13	Park Heights Avenue	
5110	Park Heights Avenue	
5112	Park Heights Avenue	
5114	Park Heights Avenue	
5115	Park Heights Avenue	
5116-20	Park Heights Avenue	
5117	Park Heights Avenue	
5119	Park Heights Avenue	
5121	Park Heights Avenue	
5122-30	Park Heights Avenue	
5123-25	Park Heights Avenue	
5127-31	Park Heights Avenue	
5132-34	Park Heights Avenue	
5133	Park Heights Avenue	
5136-40	Park Heights Avenue	
5139-43	Park Heights Avenue	
5142-44	Park Heights Avenue	
5145	Park Heights Avenue	
5146	Park Heights Avenue	
5200-04	Park Heights Avenue	
5201	Park Heights Avenue	
5206-08	Park Heights Avenue	
5212	Park Heights Avenue	(Part of Disposition Lot 24)
5214	Park Heights Avenue	(Part of Disposition Lot 24)
5216	Park Heights Avenue	
5218-5224	Park Heights Avenue	
5226-5228	Park Heights Avenue	
5230-5232	Park Heights Avenue	
5234-5236	Park Heights Avenue	
5238-5240	Park Heights Avenue	
5242-5244	Park Heights Avenue	
5250	Park Heights Avenue	
5260	Park Heights Avenue	
5262-5266	Park Heights Avenue	

PARK HEIGHTS AVENUE (cont.)

5263 Park Heights Avenue
5267-5269 Park Heights Avenue
5270 Park Heights Avenue
5271-5279 Park Heights Avenue
5274 Park Heights Avenue
5276 Park Heights Avenue

5300 Park Heights Avenue
5301 Park Heights Avenue
5302 Park Heights Avenue
5304-5306 Park Heights Avenue
5308-5312 Park Heights Avenue
5314 Park Heights Avenue
5316 Park Heights Avenue
5318-5318 1/2 Park Heights Avenue
5320 Park Heights Avenue
5322 Park Heights Avenue
5341-5349 Park Heights Avenue
5351-5353 Park Heights Avenue

5400 Park Heights Avenue
5401 Park Heights Avenue
5402-5402 1/2 Park Heights Avenue
5403 Park Heights Avenue
5404 Park Heights Avenue
5405 Park Heights Avenue
5406 Park Heights Avenue
5407 Park Heights Avenue
5408-5408 1/2 Park Heights Avenue
5409 Park Heights Avenue
5410 Park Heights Avenue
5410 1/2 Park Heights Avenue
5411 Park Heights Avenue
5412-5414 Park Heights Avenue
5413 Park Heights Avenue
5415 Park Heights Avenue
5416-5416 1/2 Park Heights Avenue
5417 Park Heights Avenue
5418 Park Heights Avenue
5419 Park Heights Avenue
5421 Park Heights Avenue
5423 Park Heights Avenue

PARK HEIGHTS AVENUE (cont.)

5425 Park Heights Avenue
5427 Park Heights Avenue
5429 Park Heights Avenue
5430 Park Heights Avenue
5441 Park Heights Avenue
5443 Park Heights Avenue
5447 Park Heights Avenue
5449 Park Heights Avenue
5451 Park Heights Avenue
5453 Park Heights Avenue
5455 Park Heights Avenue
5456-5460 Park Heights Avenue
5457 Park Heights Avenue
5459 Park Heights Avenue
5461 Park Heights Avenue
5465 Park Heights Avenue
5475 Park Heights Avenue

5500 Park Heights Avenue
5501-5503 Park Heights Avenue
5502-5502 1/2 Park Heights Avenue
5504-5510 Park Heights Avenue
5505-5507 Park Heights Avenue
5511 Park Heights Avenue
5512 Park Heights Avenue
5516 Park Heights Avenue

WEST ROGERS AVENUE

3602 West Rogers Avenue
3602 A West Rogers Avenue
3602 B West Rogers Avenue
3602 C West Rogers Avenue
3602 D West Rogers Avenue
3603 West Rogers Avenue
3605 West Rogers Avenue
3607 West Rogers Avenue
3609 West Rogers Avenue

SPAULDING AVENUE

3100 Spaulding Avenue

3102 Spaulding Avenue

3104 Spaulding Avenue

rear of 3104 Spaulding Avenue (Lot 25, Block 4584, Section 19, Ward 27)

3106 Spaulding Avenue

3202-4 Spaulding Avenue

Property on the northwest side of Spaulding Avenue, 189 feet, southwest of Park Heights Avenue (Lot 21, Block 4582, Section 21, Ward 27)

Property on the northwest side of Spaulding Avenue 135 feet 9 inches, southwest of Park Heights Avenue (Lot 22, Block 4582, Section 21, Ward 27)

Property on the northwest side of Spaulding Avenue, 83 feet 9 inches southwest of Park Heights Avenue (Lot 24, Block 4582, Section 21, Ward 27)

APPENDIX B

PIMLICO BUSINESS AREA: PROPERTIES AND EXTERIOR REHABILITATION STANDARDS

SECTION 2 – EXTERIOR REHABILITATION STANDARDS

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all non-residential properties, whether occupied or vacant, within the Pimlico Business Area.

A. BUILDING FRONTS AND SIDES ABUTTING STREETS

1. All defective structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
2. All cornices, upper store windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed and repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
3. A storefront as a part of the building façade shall be defined to include:
 - a. the building face and the entrance area leading to the door;
 - b. the door, sidelights, transoms, show windows, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.

Existing show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall be compatible, harmonious and consistent with the scale and character of the structure. All show window elements must be located within 13 feet of grade on buildings proposed for construction or substantial rehabilitation subsequent to the effective date of the ordinance approving Amendment No. 4 to this Plan.

Storefronts on single-story buildings shall be designed for the full height to the cornice unless existing traditional architectural elements are present, in which case the new construction shall be harmonious with those elements. Cornice lines shall be maintained.

Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.

Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade in finish and design. New grilles shall be of the roll-up type, or, if side-by-side, they shall be screened when in the open position.

All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted. Non-metal grilles and screens shall be prohibited.

All screens and grilles protecting entrances and show windows must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.

Show windows shall not be painted for advertising purposes, but may be painted for authorized identification of the place of business when authorized by the Department of Housing and Community Development.

No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window.

Decalcomanias one square foot or less in area may be affixed to show windows or entrance door windows when same are supplied by credit card companies and carry no text or message other than the identification of such companies.

4. Solid or permanently enclosed or covered storefronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.

5. Awnings

- a. Soft, retractable, flame-proofed awnings are permitted over the first floor and on the upper floors over windows only.
 - VII b. They shall not project more than ten (10) feet from the building front and shall otherwise conform with the provisions of City ordinances.
 - c. They shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one inch below the second floor window sill, whichever is lower.
 - VII d. Rigid or fixed awnings, sun screens or permanent canopies are not permitted on any portion of the building front, unless done as a continuous structure encompassing all commercial properties, or approved by the Commissioner of the Department of Housing and Community Development.

6. All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single adjacent color except for trim which may be another color. Patched walls shall match the existing surfaces as to materials, color, bond and joining. Existing brick masonry surfaces in good condition shall not be covered or painted.

7. Materials used on storefronts shall be consistent with the character of other buildings in the business area as well as other materials used on the building itself. Other factors such as durability, ease of maintenance and historical accuracy of materials shall be considered in relation to future material installations. Formstone, aluminum siding, real or simulated woodshakes, pebble-faced plywood or any other material not approved by the Commissioner of the Department of Housing and Community Development, shall not be permitted for any future use. Existing corrugated metal facing shall be cleaned or with approval of the Commissioner, painted a duranodic bronze color. New storefronts may be constructed only of earth-tone colored metal panels or plywood of approved design and finish or brick masonry compatible with existing masonry surfaces. All paintable trim and surfaces shall be paneled in approved earth-tones colors. Existing aluminum siding shall be removed.
8. Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.
9. Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
10. Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.
11. No new mechanical equipment shall be allowed to project through building fronts.
12. No dumpsters or rubbish containers shall be exposed at the fronts of buildings except those specifically designed and intended for public use.

B. WINDOWS

1. Windows not in the front of the buildings shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sill, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall. Infill panels will be permitted provided the design is approved by the Commissioner.
2. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows and glass blocks shall be replaced with glass or approved plastic glazing. All exposed wood shall be repaired and painted.
3. Window openings in upper floors of the front of the building shall not be filled, boarded up, or covered by any flat, or projecting signs. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes shall not be painted.

C. REAR AND SIDE WALLS

1. Rear and side walls shall be repaired and painted to present a neat and fresh appearance. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.
2. Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the building.

D. ROOFS

1. Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
2. Any new mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. New equipment shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner, and shall be painted in such a manner as to minimize its visibility.
3. Television and radio antennae shall be located so as to be as inconspicuous as possible.
4. Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

E. AUXILIARY STRUCTURES

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

F. REAR AND SIDE YARDS

Where a front, side or rear yard exists or is created through the demolition of structures, the owner shall condition the open areas in a manner consistent with the following standards. The owner shall submit his proposal for use of space to the Department of Housing and Community Development for approval.

1. Off-Street Parking Requirements

- a. Parking spaces shall be provided on all lots as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.
- b. All required parking spaces shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles.

- c. All parking facilities shall be effectively screened. Screening shall consist of masonry wall or durable fence, or combination thereof, not less than four (4) feet in height; in lieu of such wall or fence a compact evergreen hedge of not less than four (4) feet in height at time of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits. The design of the lot screening shall be approved by the Department of Housing and Community Development.
 - d. All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall properly illuminated, and maintained in a neat and clean manner.
 - e. A sign not exceeding six (6) square feet may be used to identify and control parking and loading.
2. No storage of trash containers shall be allowed except when housed in or screened by permanent structures of acceptable design. Trash storage areas shall be maintained in a neat and clean manner at all times.

3. Off-Street Loading, Storage and Service

- a. Where permitted by the Zoning Ordinance of Baltimore City, front, side or rear yards may be used for loading, storage or service. In addition to any requirements of the Zoning Ordinance, these areas shall be appropriately screened from all adjacent streets and properties.

Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet, six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.

- b. All yards used for loading and vehicle storage and service shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. Such drives and aisles shall be consistent with the intended use of the property and shall not be excessive in size.

G. SIGNS

1. All existing and new signs shall be made to conform to this Plan. A logo (decorative initial, trademark, symbol, etc.) may be used as part of the sign.

All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.

2. New flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated

separately as to size allowed for each. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or 13 feet above grade level, whichever is lower.

With the approval of the Department of Housing and Community Development, this height limit may be waived in specific cases to allow for sign placement to coordinate with the building design. A minimum of 18" clear space shall be provided between the side and top sign edges and the building/property lines.

Lettering applied to ground floor show windows or entrance doors shall not exceed two and one-half (2 ½) inches in height, and the text limited to identification of the business. Signs identifying the occupants shall be permitted at rear entrance doors, but shall not exceed six square feet in size, except where authorized by the Department of Housing and Community Development.

3. Marquees, other than for theatres in operation, and projecting signs shall not be permitted on any portion of any building.
4. Signs shall be constructed of metal, wood or plastic and shall be built and mounted in an attractive and workmanlike manner. Permitted sign types include:
 - a. internally lit box signs;
 - b. flat signs;
 - c. free-standing, cut-out, metal letters; and
 - d. painted signs on building surfaces.

In all cases, the type of sign and its location shall be harmonious in scale, color and style, with the building, and shall be approved by the Commissioner only upon submission and review of a scaled, descriptive drawing.

5. All sign trim colors shall be painted approved earth-tone colors.
6. Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. Such signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than 13 feet above grade level.
7. Painted or inlaid signs on cloth awning are permitted.
8. Flashing or moving signs other than barber poles or existing neon signs shall not be permitted.

All signs shall be lit in an acceptable manner such as is described below. Method of lighting shall be shown on drawings for signs.

(1) The following lighting methods are not permitted:

(a) Exposed fluorescent lighting.

(b) Exposed quartz or mercury vapor lamps.

I Exposed incandescent lamps other than low wattage, purely decorative lighting.

(2) The following lighting methods are permitted:

(a) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign areas.

(b) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.

I Decorative spot light. Housing to prevent glare at pedestrian eyeline.

(d) Internally illuminated or back-lit (halo) letters.

vii 9. All signs not conforming to the above regulations shall be removed within two years from the date of enactment of the ordinance approving Amendment No. 4 to this Plan. Whenever the boundaries of the Pimlico Business Area are expanded by ordinance, non-conforming general advertising signs and signs within the expanded area shall be removed within two years from the date of enactment of the ordinance expanding the boundaries. Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.

10. No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty days.

11. Each store is required to display a postal address number on the store-front. The number shall be used in conjunction with the Pimlico logo. Number size style, location and design shall be approved by the Commissioner.

12. Canvas banners projecting 90 degrees from the building spaced regularly along the street and displaying the Pimlico Business Area logo will be permitted. The size, height from the ground, and hanging detail shall be consistent throughout the business area and must be approved by the Commissioner.

VII H. PERIOD OF COMPLIANCE

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Pimlico Business Area and are not generally required elsewhere, the work necessary to meet such requirements shall be completed within two (2) years from the effective date of the ordinances approving Amendment No. 4 and Amendment No. 7 to this Plan unless extended by the Commissioner or unless specifically outlined elsewhere in this Plan. Thereafter, all work shall be completed in accordance with the date of completion set forth in the notice from the Commissioner. No work, alterations or improvements shall be undertaken after enactment of the ordinances approving Amendment No. 4 and Amendment No. 7 to this Plan which do not conform with the requirements herein. However, the Commissioner may waive compliance with one or more of these standards if the proposed improvements do not adversely affect the objectives of this Plan. Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

VII I. REVIEW OF REHABILITATION PLANS

- A. Designs for all improvements, modifications, repair, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, and new construction shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work. It shall be the responsibility of the property owner or an authorized agent to secure all necessary permits in order to undertake the proposed work.
- B. The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting the exterior appearance or properties, and in particular with the following:
 - (1) Colors to be used on buildings and signs.
 - (2) Design of show windows and entrance area, including choice of materials and types of security devices.
 - (3) Design of signs, methods of illumination, colors, materials, and methods of suspension.
 - (4) Conditioning of rear yard spaces and location of delivery signs.
 - (5) All exterior materials and colors.
 - (6) Design of awnings, shutters and upper floor windows.
 - (7) Compatibility of new construction, as to scale, color, materials and signing.
 - (8) Trailers other than for temporary uses will not be permitted. Modular structures must be approved by the Commissioner of Housing and Community Development.

APPENDIX C

THE FOLLOWING PROPERTIES ARE TO BE ACQUIRED FOR
THE PARK HEIGHTS GOLF DRIVING RANGE:

3600 Woodland Avenue	Block 3196C, Lot 29
3604-06 Woodland Avenue	Block 3196C, Lot 30
3608-12 Woodland Avenue	Block 3196C, Lot 31

EXHIBIT 1: General Land Use Plan

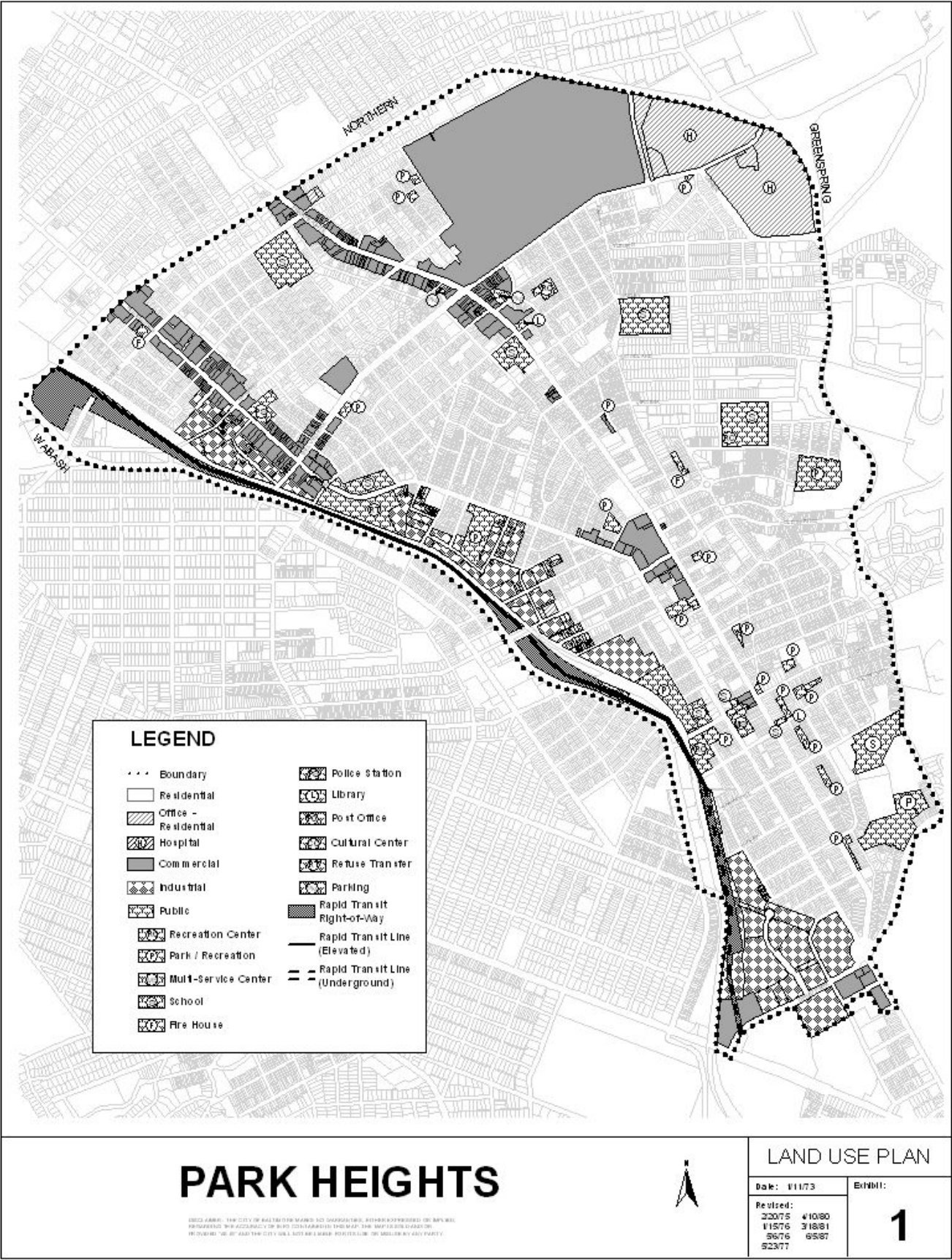


Exhibit 2: Property Acquisition

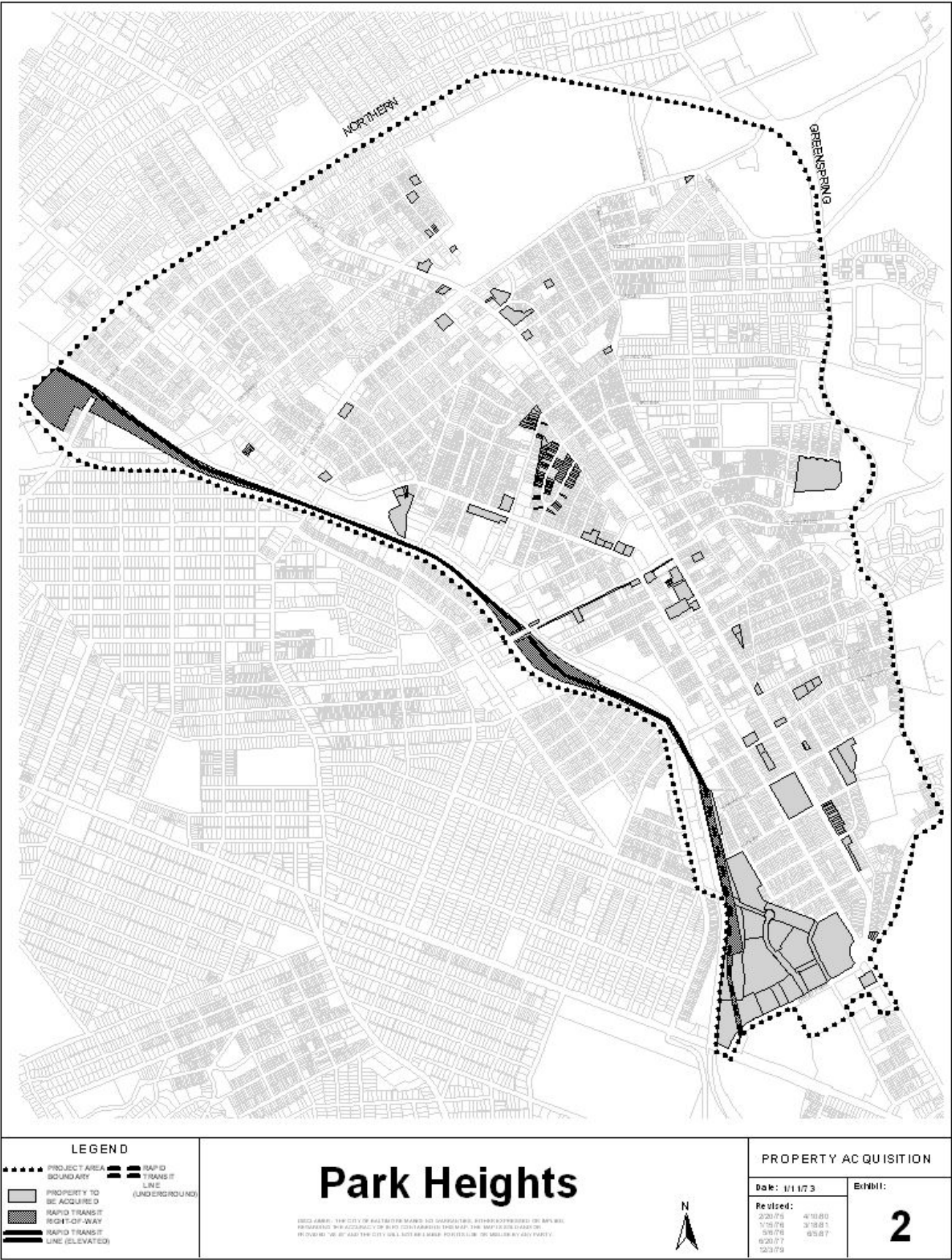


Exhibit 3: Land Disposition

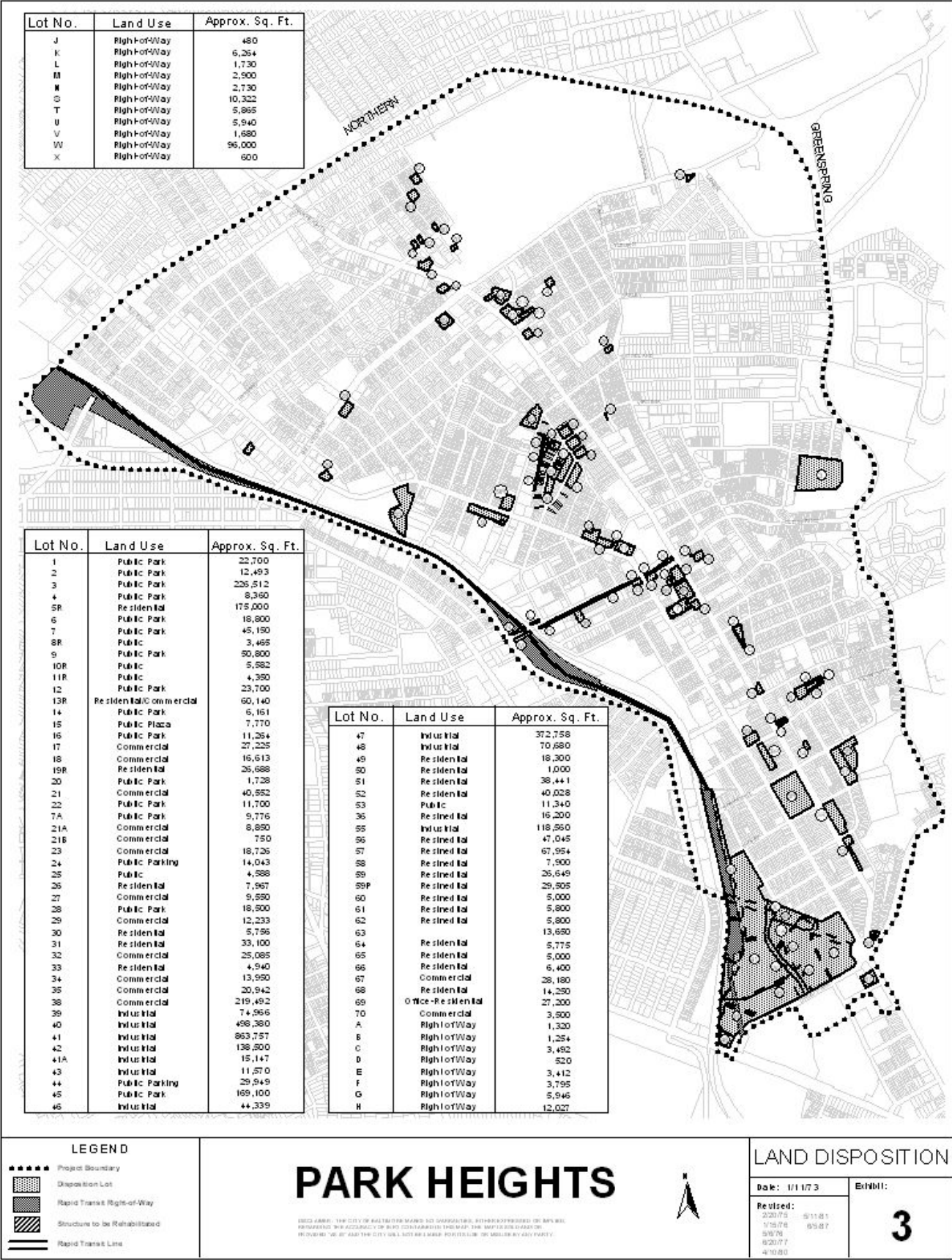


Exhibit 4: Zoning Districts

